

**MINUTES OF THE REGULAR BUSINESS MEETING OF THE
GRANTSVILLE CITY COUNCIL, SEPTEMBER 15, 2004. HELD AT
GRANTSVILLE CITY HALL, 429 E. MAIN, GRANTSVILLE, UT 84029**

Mayor and Council Present: Mayor Byron Anderson; Council Members: Robin Baird, Wayne Butler, Todd Castagno, Paul Rupp.

Appointed Officers and Employees Present: City Recorder Wendy Palmer, Attorney Ronald Elton, and Planning Commission Member Gary Pinkham.

Citizens and guests present: Phillip Chamberlain, Don Hunt, Arnie Hunt, LaVerne Hunt, and Jerry Hill.

PUBLIC HEARINGS: Attorney Elton explained that the public hearing is concerning the ability to begin subdivision improvement prior to a developer posting a surety bond. No building permits would be issued or plat recordation would take place until the bond was placed but the developer could essentially install the water/sewer, curb, gutter, sidewalk etc without placing the surety bond and then they would have to place the bond only for the amount of warranty requirement. Attorney Elton explained that the Planning Commission has found this method to not be in the best interest of the City and is recommending that no work be allowed to begin until a surety bond for offsite improvements is posted. Mayor asked for any further comment? No comment being offered, Mayor closed the public hearing at 7:05 p.m.

APPROVAL OF MINUTES: Wayne had a question concerning the depth stated in the minutes that the Arbon well could be drilled. It was the consensus of the Council that the 350 feet depth was correct as stated in the minutes. Wayne made the motion to approve the minutes of 9-1-04 Council meeting. Robin seconded the motion. All voted in favor, motion carried.

WEST SIDE AUTO WRECKING – DON AND ARNIE HUNT: Mayor Anderson reviewed the letter of request made by the owners of West Side Auto Wrecking. They are requesting a waiver of building permit fees and assistance in demolition of abandoned shop. The old shop is being proposed to be demolished and a new shop 40' X 100 feet constructed. Recorder Palmer stated that the city has in the past waived the city's portion of the building fees for businesses whether new or expanding in a small effort to encourage commercial growth in the community. Attorney Elton stated the city has the ability to promote economic development and eliminate slum and blight conditions. Attorney Elton stated that the Council should be conservative in their assistance. Wayne asked the Hunt's how many employees they have now and how many more they plan to hire? Arnie stated that they have 8 employees now and would expect to hire 4 more. One portion of the new building would be for a used car sales office and the remainder would be for auto repair. Mr. Hunt stated that they intend to have the parking on the side of the building and not out front. This will clean up this area of their current operation and provide economic improvements. The discussion of how much it would cost to remove the debris from the building demolition. Recorder Palmer suggested the option to have a construction dumpster on site of West Side Auto and have the garbage company rotate empty dumpsters for the full dumpster during the demolition. This would save trucking time and the debris would not be able to be burned at the pit. The Council asked the Hunt's if they would allow the Fire Department to use the structure as a training building? Hunt's stated that they would be fine with that but the home may be too close to their mother's home. The Fire Department would need to make that determination if it would be safe to burn. Either way the debris from the fire would still need to be hauled away. It was estimated that \$3500 would be the expense for dumpsters and tipping fee for the disposal of the old shop. Robin made the motion to approve the waiver of the city's portion of the building fees and not to exceed \$3500 for the cost of the disposal of debris from the old shop of West Side Auto wrecking. Wayne seconded the motion. All voted in favor, motion carried. Robin clarified to the Hunt's that any amount above \$3500.00 will be their responsibility to pay.

CONSIDERATION OF SETTING A PUBLIC HEARING: Todd made the motion to set the public hearing for October 6th, 2004 to consider comments on the proposed zone change from RM-7 to CD at 326 E. Main. Robin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF IMPACT FEE AND USER RATE REVIEW EXPENSES:
No action.

CONSIDERATION OF NEW BUSINESS LICENSES: Council member Todd Castagno explained that Phillip Chamberlain is proposing a home office for A consulting business for vibration testing. The Mathews Brothers are proposing a home office for a trucking business. Todd made the motion to approve the business licenses for Mathews Brothers LLC at 433 N. 600 W; and Philip Chamberlain- 130 Deseret Circle. Paul seconded the motion. All voted in favor, motion carried.

APPROVAL OF BILLS: Wayne made the motion to approve the bills. Todd seconded the motion. All voted in favor, motion carried.

OTHER BUSINESS: Mayor informed the council that the water line out to I-80 for the construction of the proposed truck stop is moving forward. The company wanting to construction the waterline is accepting that they will need to front the costs. They will most likely ask for recovery right for any future connections. Mayor Anderson asked the Council to set a work meeting to go over the annexation plan for Grantsville City. It was determined that it would be October 6th at 6:00 p.m.

Mayor Anderson stated that he attended a class taught by the Utah League of Cities and Towns Convention. One of the items he learned was that Council Members could make a motion and second the motion and still vote against the proposal. It is sometimes better to get an item on the table for a vote that to let it die for lack of a second. It leads to firmer decisions. Mayor stated that he learned that many of the other cities are not allowing other business to be discussed at all in the City Council meeting.

Wayne informed those present that the Drilling Company is on site and will begin drilling on Friday. Wayne stated that he had a complaint from a business owner about the vehicles along Main Street that are being sold by individuals. Wayne stated that he contact the Zoning Administrator and she got the Ordinance Officer to check out all of the areas of concern. Most all of the vehicles are moved. Wayne stated that Center Street water project should be complete in about 2 weeks. Wal-Mart is done with all of the cement work at the Distribution Center The sewer line and lift station will have its final inspection next week

Paul informed the Council that he received a phone call from a citizen that was upset that the City did not hold a 9-11 memorial this year. It was suggested that this citizen help get a memorial started for next year. Paul commended Gordon Webb on his Eagle Scout Project at the J. Rueben Clark Farm.

Todd asked why if the city has 4000 shares of water, are we charging an out door impact fee. Attorney Elton stated that when the impact fees were established it was determined that the current water shares would be needed for economic growth and additional parks that the is city will need to maintain.

Robin informed the Council that Frank Elsholz is donating his time and labor to build a backstop for the tennis courts. The city is supplying the material. Robin reminded the Mayor and Council of the Homecoming parade this Friday and there will be a car for the Mayor and City Council to ride in. Robin expressed his concern that Mr. Cange has been able to develop without improving Piccadilly and North Cooley Street. Robin stated that Mr. Cange has finally brought in the gravel for the temporary access to Cooley Street from Wrathall Circle. Robin stated that there is a free flu clinic and Hepatitis A shots at the Health Department on November 6th. Robin stated that the Health Department is also going to be requiring a smoking area in the parks and eventually parks will be smoke free.

Attorney Elton stated that he has been trying to get a meeting set up at the Mayor’s request to discuss the Jail Billings. Mayor stated that Gene White and Charlie Roberts have asked that this issue wait until after the elections. Attorney Elton recommended that the city terminate their current contract in the meantime. Mayor Anderson agreed to follow up on the completion of the Old Lincoln Highway Park in the absence of James. Mr. Conway still needs to get a clear deed to the city for the property.

Attorney Elton stated that Mr. Dennis McBride is waiting for the Judge to determine if he can sell the property to the city. After the Judge determines whether he can sell it to the city, Mr. McBride needs to clear the three interested parties from the deed in order to give the city clear title.

Robin made the motion to adjourn this city Council meeting at 8:10 p.m. Paul seconded the motion. All voted in favor, motion carried.

Wendy Palmer City Recorder

Byron Anderson